

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12700 of California House Partners Limited, pursuant to Paragraph 8207.11 of the Zoning Regulations, for variances to allow open parking less than ten feet from the wall of a multiple dwelling (Sub-section 7205.2) and to allow a driveway less than fourteen feet in width (Sub-section 7206.7) in the R-5-B District at the premises 2205 California Street, N.W. (Square 2528, Lots 297 and 298).

HEARING DATE: July 19, 1978

DECISION DATE: August 2, 1978

FINDINGS OF FACT:

1. The subject apartment building is in an R-5-B District and is located on the north side of California Street at the intersection of California Street and Phelps Place. The building, 2205 California Street, which is the subject of this application, adjoins a similar apartment building, 2153 California Street. Both buildings were constructed in 1905, were purchased by the present owner in 1974, and are presently operated as rental apartment units.
2. The applicant proposes to convert the two buildings to condominium apartments. It is proposed that 2205 California Street will be converted to condominiums first, with twenty-six apartments. 2153 California Street (lot 177, not a part of this application) is to be converted to condominiums in the next five years.
3. The proposed parking facilities are located on the side of the building to the west and in the rear to the north. Access to the parking spaces is available from California Street and also from an alley at the rear. The alley runs between 23rd Street and Connecticut Avenue.

4. The parking spaces will be assigned to condominium units and will be sold separately to the future owners. The proposed parking layout indicates that there will be a total of twenty-nine spaces on lots 298 and 297. Considering 2205 California Street (lot 297) separately, there will be three spaces that will be surplus if all the apartments in 2205 California Street are assigned one parking space each. The applicant has indicated that these three parking spaces will be combined with the approximately six parking spaces located in the rear of the adjoining building (lot 177), 2153 California Street, and will be assigned to the future owners of that building when it is converted to condominiums.

5. The subject property is located in an R-5-B zone which requires one parking space for each two dwelling units.

6. In the vicinity of the site, along both sides of California Street, there are multi-story apartment buildings. There is a scarcity of parking spaces in the area due to the lack of on-site parking for apartment buildings and the existing embassies, chanceries, other offices, and business uses in the area.

7. The need for variances arises from the proposed parking plan. The width of the driveway will be only ten feet wide for a distance of approximately five feet, although it will be more than fourteen feet in width for the most part. Seven parking spaces in the rear will be less than ten feet from the building. Of these seven spaces, one space will abut the building and the remaining six parking spaces will vary from four feet to eight feet in distance from the building.

8. The proposed layout of the parking spaces will enable the applicant to provide four parking spaces more than the number of spaces that could be provided without requesting variances. In addition, it will improve vehicular circulation.

9. The proposed parking plan will allow for a smooth traffic flow for ingress and egress of motor vehicles from California Street as well as from the adjacent alley. The parking spaces effected by Sub-section 7205.2 are not in close proximity to any door opening and will be unobtrusive to the residents of the building. The cars assigned to the effected seven spaces will be parked front-end facing the building. They will not in any way overhang into the alley. The exhaust pipes will face the alley so that any exhaust fumes emitted will be more than ten feet away from the building wall.

10. The Municipal Planning Office by report dated July 13, 1978, recommended approval of the application on the grounds that the proposed parking layout will provide off-street parking that would tend to decrease parking problems in the area. The Board so finds.

11. The Sheridan-Kalorama Neighborhood Council and residents of the subject area were in favor of the application on the same grounds voiced by the MPO.

12. Advisory Neighborhood Commission 1D at its meeting of June 8, 1978 recommended that the application be approved on the grounds that anything that can be done to add to off-street parking facilities is most welcome in the subject neighborhood.

13. There were no opposition to the application.


CONCLUSIONS OF LAW:

Based on the record the Board is of the opinion that the applicant's proposed parking plan is the best possible solution resulting in the least practical and economic hardship to the applicants. The plan is approved by the neighboring residents and ANC-1D who have expressed their concern about the traffic and parking problems in the subject neighborhood. The Board concludes that the variances requested are minimal and can be granted without substantially impairing the intent, purpose and integrity of the Zoning Regulations. Accordingly, it is ORDERED that the application is GRANTED.

VOTE: 3-0 (Charles R. Norris, Chloethiel Woodard Smith and William F. McIntosh to grant; Theodore F. Mariani not voting, not having heard the case; Leonard L. McCants not present, not voting).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 29 AUG 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.